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9 Dudley Street, Leighton Buzzard, Central Bedfordshire, LU7 1SE

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Guide Price £340,000

- EXTENDED TWO BEDROOM TERRACED HOME
- SHORT WALK TO LEIGHTON BUZZARD HIGH STREET
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSURE REAR GARDEN WITH PATIO AREA
- HOME OFFICE
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- LARGE FOUR PIECE FAMILY BATHROOM

We are pleased to offer for sale this extended two bedroom terraced home, ideally located within a short distance of Leighton Buzzard High Street.

The property is entered via a welcoming entrance hall which provides access to the main ground floor accommodation. The lounge offers a comfortable and inviting space to relax, while a separate dining room provides an ideal setting for family meals and entertaining. The kitchen is fitted with a range of floor and wall mounted units, offering ample storage and work surface space, and is complemented by a separate utility room and a useful ground floor cloakroom, enhancing the practicality of the home. The property further benefits from a converted cellar making a useful home office.

Upstairs, the first floor comprises two generous double bedrooms, both well proportioned and offering flexible accommodation. These are served by a spacious four piece family bathroom suite, providing both comfort and convenience.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn and complemented by a separate patio seating area, perfect for outdoor relaxation. A useful rear alleyway provides direct access from the street to the garden, adding further practicality.

Overall, this attractive and well located home offers generous living space within easy reach of the town centre and would be well suited to first-time buyers, downsizers or investment purchasers. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Benefiting from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

BASEMENT  
155 sq.ft. (14.4 sq.m.) approx.

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seal and symbols on fixtures should have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		









